



**Environmental  
Notification Form**

*For Office Use Only*  
*Executive Office of Environmental Affairs*  
EOEA No.: 13336  
MEPA Analyst: LeAndrea Dames  
Phone: 617-626-1028

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Lahey Clinic Expansion		
Street: 41 Mall Road		
Municipality: Burlington	Watershed: Shawsheen	
Universal Transverse Mercator Coordinates: 47 05 704 N, 3 18 803 E	Latitude: 42° 29' 02" N Longitude: 71° 12' 17" W	
Estimated commencement date: Fall, 2004	Estimated completion date: Fall, 2009	
Approximate cost: \$145 million	Status of project design: ~35 % complete	
Proponent: Lahey Clinic		
Street: 41 Mall Road		
Municipality: Burlington	State: MA	Zip Code: 01805
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Edmund Starzec, AICP		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Street, P.O. Box 9151	
Municipality: Watertown	State: MA	Zip Code: 02471
Phone: (617) 924-1770	Fax: (617) 924-2286	E-mail: estarzec@vhb.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?  
 Yes  No
- Has this project been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_)  No
- Has any project on this site been filed with MEPA before?  
 Yes (EOEA No. 4398)  No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8))  Yes  No
  - a Special Review Procedure? (see 301 CMR 11.09)  Yes  No
  - a Waiver of mandatory EIR? (see 301 CMR 11.11)  Yes  No
  - a Phase I Waiver? (see 301 CMR 11.11)  Yes  No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): The parking garage component of the proposed project may be partially financed by bonds issued by the Massachusetts Health and Educational Facilities Authority (HEFA). The project involves no land transfer from an agency of the Commonwealth.

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify \_\_\_\_\_)  No

List Local or Federal Permits and Approvals: **Local:** See Table 1-2 in Chapter 1, Project Description, of the attached Expanded ENF. **Federal:** NPDES General Permit for Stormwater Discharge from Construction Activities.

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- |                                 |                                       |  |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land   | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands      |
| <input type="checkbox"/> Water  | <input type="checkbox"/> Wastewater   | <input checked="" type="checkbox"/> Transportation             |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air          | <input type="checkbox"/> Solid & Hazardous Waste               |
| <input type="checkbox"/> ACEC   | <input type="checkbox"/> Regulations  | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
<b>LAND</b>				<input type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>  Request for Determination of Applicability (RDA) from Burlington Conservation Commission
Total site acreage	53.70 ac.			
New acres of land altered		~15 ac.		
Acres of impervious area	28.90 ac.	- 0.64 ac.	28.26 ac.	
Square feet of new bordering vegetated wetlands alteration		NA		
Square feet of new other wetland alteration		NA		
Acres of new non-water dependent use of tidelands or waterways		NA		
<b>STRUCTURES</b>				
Gross square footage	890,000 sf	+330,580 sf	1,220,580 sf	
Number of housing units	NA	NA	NA	
Maximum height (in feet)	74.8 feet	no change	74.8	
<b>TRANSPORTATION</b>				
Vehicle trips per day	15,635 trips	+5,820 trips	21,455 trips	
Parking spaces	2,348 spaces	+738 spaces	3,083 spaces	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	140,000 gpd	+36,000 gpd	176,000 gpd	
GPD water withdrawal	NA	NA	NA	
GPD wastewater generation/ treatment	103,000 gpd	+22,000 gpd	125,000 gpd	
Length of water/sewer mains (in miles)	1.45 mi.	+0.53 mi.	1.98 mi.	

**CONSERVATION LAND:** Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify \_\_\_\_\_)  No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify \_\_\_\_\_)  No

**RARE SPECIES:** Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify \_\_\_\_\_ )  No

**HISTORICAL /ARCHAEOLOGICAL RESOURCES:** Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify \_\_\_\_\_ )  No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify \_\_\_\_\_ )  No

**AREAS OF CRITICAL ENVIRONMENTAL CONCERN:** Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify \_\_\_\_\_ )  No

**PROJECT DESCRIPTION:** The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

The Lahey Clinic is proposing expand its existing hospital in Burlington. The proposed project site is approximately 53.7 acres in area and is generally bounded by the Burlington Mall Road to the north, multi-story commercial uses to the east, Route 128 (Interstate 95) to the south, and additional multi-story commercial uses (the New England Executive Park) to the west. The Burlington Mall, a major regional retail center, is located west of the site. Figure 1-1 in the attached Expanded Environmental Notification Form (Expanded ENF) document is a United States Geodetic Survey (USGS) map showing the location of the proposed site. The project site comprises four contiguous parcels of land, known as 31 Mall Road, 41 Mall Road, 45 Mall Road, and the Kimball Lot. 31.

The proposed project site is largely developed but includes four wetlands resources areas (variously under state and local jurisdiction) and one potential wetlands resource area. The majority of these resource areas are located at the site's southern end, adjacent to Route 128. The location of these wetlands are shown on Figure 1-2, Existing Conditions Plan, in the attached Expanded ENF document.

The proposed project will involve the construction of approximately 331,000 sf of new hospital space on site. Specifically, this expansion will add 80 new patient beds, additional physician space, a new cancer center, and enhanced cardiovascular services. Additionally, the expansion project should reduce the hospital's dependence on off-site parking by providing approximately 1,475 new parking spaces in two structured parking facilities, resulting in a net increase of 738 parking spaces on campus. The expansion project also involves associated improvements related to internal driveways and pedestrian walks, landscaping, and the on-site utility system. Proposed conditions are shown in Figure 1-3, Proposed Condition Plan, in the attached Expanded ENF document.

Based on the trip generation rates published in the Institute of Transportation Engineers *Trip Generation* report, the proposed expansion is projected to generate approximately 5,820 new vehicles per day (vpd) on a typical weekday. The corresponding new weekday morning and evening peak hour trip generation is 395 vehicles per hour (vph) and 390 vph, respectively. An overall comparison of the No-Build and Build operations indicates that the proposed expansion would not have a significant effect on the traffic operations at the study intersections. The proponent commits to upgrading the signal hardware at the Burlington Mall Road/Lahey Clinic Main Drive and Burlington Mall Road/South Bedford Street/Stonybrook Road signalized intersections and adjust the signal timings for optimal performance. These improvements are aimed at improving the efficiency of the traffic signals, and enhancing vehicular traffic operations through the study area. See Chapter 2 of the Expanded ENF for more information.

The proposed project is expected to generate daily water demand of approximately 40,700 GPD and daily sewage flow estimates of 27,675 GPD. It should be noted that replacing the existing water-cooled medical air/vacuum system will reduce the water usage and sewer generation by approximately 5,760 PGD. Therefore, the net new sewer generation for the project is estimated to be approximately 22,000 GPD. Lahey Clinic will work with the Town of Burlington to identify areas of repair in the Town of Burlington system and make the repairs necessary to comply with the I/I removal program, as said program exists now or as may be modified in the future. Lahey is committed to working with the town on this new I/I program, if agreed to by the DEP, or provide the necessary mitigation under the current 10:1 program. See Chapter 3 of the Expanded ENF for more information.

As the proposed project will result in a decrease in impervious coverage on site, stormwater drainage impacts are minimal. Best Management Practices (BMPs) will be employed during construction to minimize or eliminate runoff to the on site wetland resources. See Chapter 4 of the Expanded ENF for more information.

The proposed project will result in the reconfiguration of paved areas within wetlands buffer areas on site. The project will result in no work within do not disturb buffers and no direct disturbance of wetland resource areas. The proponent plans to file a Request for Determination of Applicability (RDA) in the near future. In total, the proposed project will result in a 977 sf permanent decrease in paved area within wetlands buffer areas on site. See Chapter 5 of the Expanded ENF for more information.